

**THE GREATER HARRODSBURG/MERCER COUNTY  
PLANNING AND ZONING COMMISSION**

109 Short Street  
Harrodsburg, Kentucky 40330  
(859)-734-6066

Date: July 10, 2006

Time: 5:30pm

**MINUTES**

**1. Chairman Logan called the meeting to order:**

1. Introduction/Oath of New Commissioner – Mark Straw.

Attorney Patrick swore in the new Commissioner – Mark Straw.

2. Roll Call of Members:

**Commissioners Present:**

Bob Upchurch  
Bob Lewis  
Bill Randolph  
Boone Logan  
Rosetta Johnson  
Mark Straw

**Staff Present:**

David Patrick, Attorney  
Shawn Moore, Executive Director  
Jane Campbell, Administrative Asst.

3. Approval of minutes of June 12, 2006 & June 27, 2006.

A motion was made by Commissioner Straw and seconded by Commissioner Johnson to approve the minutes of June 12, 2006 & June 27, 2006 as submitted. Roll call vote was unanimous. Motion carried.

**2. Old Business:**

1. **Improvement Plans – Harrods Glen** – submitted by AGE Engineering for the purpose of gaining approval of 92 single & multi-family lots of Harrods Glen Subdivision located on Pinehurst Way in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). Tabled 6/27/06. A motion to un-table this item was made by Commissioner Upchurch and seconded by Commissioner Straw. Roll call vote was unanimous. Motion carried. A motion was made by Commissioner Upchurch and seconded by Commissioner Johnson to approve the improvement plans as submitted. Roll call vote was unanimous. Motion carried.

**2. Development Plan – Hycliff Town Homes & Apartments** – submitted by David Barber for the purpose of gaining approval for the construction of 16 town homes and a 12 unit multi-family building located on lots 1-A & 1-B of the Virginia Heights Subdivision. The property is located on Hycliff Road in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). This plat was previously presented as Parkview Town homes and was tabled on June 12, 2006. A motion was made by Commissioner Upchurch and seconded by Commissioner Randolph to un-table this item. Roll call vote was unanimous. Motion carried. A motion was made by Commissioner Upchurch and seconded by Commissioner Randolph to approve the plat as submitted contingent upon the utility signatures being obtained on the plat and the name of the development plan being named Hycliff Place Town Homes and Apartments. Roll call vote was unanimous. Motion carried.

### **3. New Business:**

#### **Consent Agenda**

**1. Minor Plat – Bakers Mill at Herrington Lake** – submitted by Peter McEachern for the purpose of creating 9 residential lots on 71.186 acres located on Paradise Camp Road in Mercer County, Kentucky. The zoning map indicates this property is zoned R-2 (Single-Family & Duplex Residential). John Woodall, an attorney representing Mark Wright, an adjoining property owner, was present and spoke in opposition due to an easement issue that is currently under litigation between Mr. Wright and Mr. McEachern. Richard Jones who resides at 1174 Paradise Camp Road was present and spoke in opposition due to the concern of the increased traffic that the nine lots would impose on Paradise Camp Road. He also stated that the road is too narrow and in severe need of repair. Frank Collins, also a resident of Paradise Camp Road, was present and voiced concern over people that exceed the speed limit on the road. With no further opposition from the public, a motion was made by Commissioner Upchurch and seconded by Commissioner Randolph to approve the plat contingent upon the agreement from Mr. McEachern that the nine lots would only be accessed off of Paradise Camp Road, each lot will have its own driveway and the construction vehicles would enter the lots from Paradise Camp Road only. Roll call vote was unanimous. Motion carried. A motion was made by Commissioner Randolph and seconded by Commissioner Johnson to prepare a letter to the Mercer Fiscal Court requesting that the county evaluate the traffic situation and to reduce the speed limit accordingly on Paradise Camp Road. Roll call vote was unanimous. Motion carried.

**2. Minor Plat – Terry Lake Property** – submitted by Terry Lake for the purpose of creating three (3) parcels at the end of Gritton Road in Mercer County, Kentucky. The property is zoned A-2 (Agricultural). A motion was made by Commissioner Randolph and seconded by Commissioner Johnson to approve the plat as submitted. Roll call vote was unanimous. Motion carried.

### **Major Plats**

**3. Final Plat Amendment – Walnut Hill Addition** – submitted by Jonathan Cox for the purpose of combining portions of lots 32 & 33 to form lot 28A from lot 28. Also to dedicate a portion of lot 28A to the City of Harrodsburg. The property is located on Harrods Court in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). A motion was made by Commissioner Randolph and seconded by Commissioner Straw to approve the plat as submitted contingent upon a signature from Kentucky Utilities and a utility easement on lot #28. Roll call vote was unanimous. Motion carried.

**4. Final Plat – Lee Court** – submitted by Lee Claunch for the purpose of gaining final approval for 18 multi-family lots located on Lee Court in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). A motion was made by Commissioner Lewis and seconded by Commissioner Upchurch to approve the plat as submitted. Roll call vote was unanimous. Motion carried.

**5. Final Plat Amendment – Fairview Subdivision** – submitted by Bret Drury for the purpose of off-conveying .67 acres of the Drury Property and combining it with lots 75 and 76 of the Fairview Subdivision. The property is located on Fairview Court in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). A motion was made by Commissioner Randolph and seconded by Commissioner Upchurch to approve the plat as submitted. Roll call vote was unanimous. Motion carried.

### **4. Communications – Bills – Personnel:**

#### **1. Treasurer's Report – Financial Statements (June 2006)**

A motion was made by Commissioner Lewis and seconded by Commissioner Straw to accept the June 2006 Commission's financial statements. Motion unanimously carried.

#### **2. Executive Director's Report**

a. **KLC Insurance response from June 27, 2006 inquiry** – The Commission took no action on this matter.

b. **Chairman's appointment of Committee Members for FY 06-07** – Chairman Logan appointed Commission members to the following Committees:

FY 06-07 Budget Committee: Boone Logan, Rosetta Johnson and Bob Lewis.

Regional Planning Council: Bill Randolph.

Personnel Committee: Boone Logan, Bobby Upchurch and Bill Randolph.

Subdivision Regulations Committee: Rosetta Johnson, Boone Logan and Bill Randolph.

Comprehensive Plan Committee: Rosetta Johnson, Bob Lewis and Boone Logan.

A motion was made by Commissioner Upchurch and seconded by Commissioner Johnson to approve the following Chairman's appointments of Commission members for FY 06-07 and also to appoint Charlie Stinnett to Technical Review Board for a one-year term. Motion unanimously carried.

c. **Presentation by Chris Martin representing AFLAC** – This item has been tabled until the August 14, 2006 Commission meeting as Ms. Martin was ill and could not attend.

d. **Engagement letter for FY 05-06 Audit** – A motion was made by Commissioner Lewis and seconded by Commissioner Johnson to hire Noel Turner, CPA to perform the FY 05-06 financial audit at a cost not to exceed \$2,800.00. Motion unanimously carried.

3. **List of Unpaid Bills** – A list of unpaid bills was presented to the Commission for approval. A motion to pay the bills was made by Commissioner Randolph and seconded by Commissioner Straw. Motion unanimously carried.

4. **Attorney's Report** – Attorney Patrick requested his report to be discussed in executive session.

5. **Committee Reports** – None

5. **Executive Session** – A motion was made by Commissioner Johnson and seconded by Commissioner Straw to go into executive session for the purpose of discussing litigation. Motion unanimously carried. A motion was made by Commissioner Upchurch and seconded by Commissioner Lewis to come out of executive session. No action was taken from executive session. Motion unanimously carried.

With no further business being brought before the Commission, a motion was made by Commissioner Johnson and seconded by Commissioner Logan to adjourn. The meeting adjourned at 7:13pm.